

# EXCLUSIVELY FOR LEASE

## GREAT VISIBILITY AT 5 CORNERS

4 Pearl St., Essex, VT



Great visibility on the very busy Essex Junction 5 Corners. Walking distance to numerous shops and restaurants. There is ample on-site parking and public transit close by. The building has an attractive, modern design with large display windows. Spaces will be delivered as a vanilla shell with the landlord offering a fit up allowance of \$25/SF. The open floor plan offers layout flexibility. Tenants can also take advantage of a captive audience with 51 above and 48 apartments at 9-11 Park Street.

**SIZE:**

Only 2 spaces left: 1,982 SF and 1,608 SF or total combo for 3,590 SF

**USE:**

Retail / office / service / flex space

**PRICE:**

\$18-20/SF NNN (est. \$7/SF includes gas) + Electric

**AVAILABLE:**

Immediately

**PARKING:**

Ample on site and public parking across the street

**LOCATION:**

5 Corners - Essex Jct.

Information contained herein is believed to be accurate, but is not warranted. This is not a legally binding offer to sell or lease.



For more information, please contact:

JOHN A. BEAL / LINDA I. LETOURNEAU

802-598-1168 / 802-343-2107

jb@vtcommercial.com / linda@vtcommercial.com

208 FLYNN AVENUE, STUDIO 2i

BURLINGTON, VT 05401

www.vtcommercial.com

# RETAIL/OFFICE SUITES

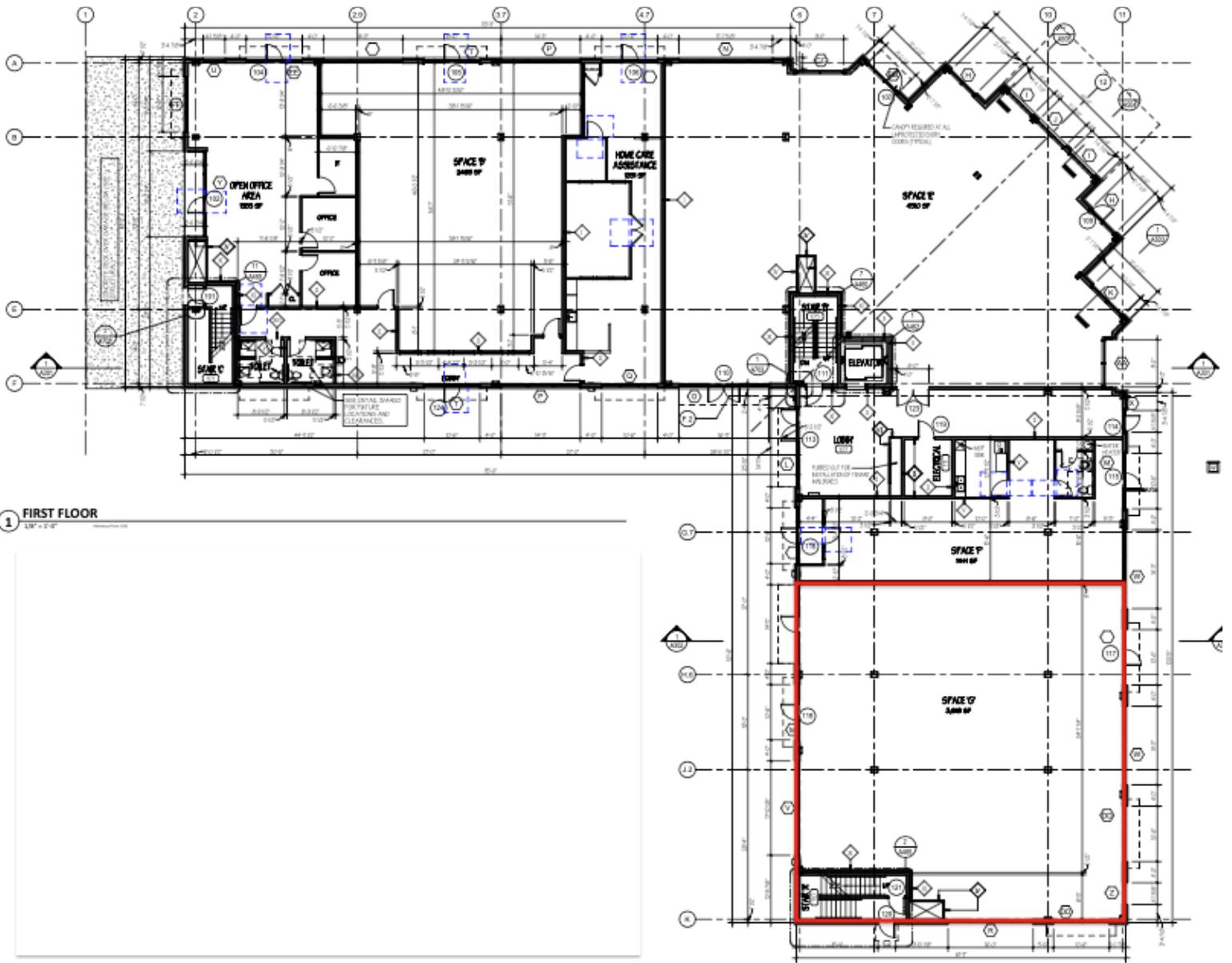






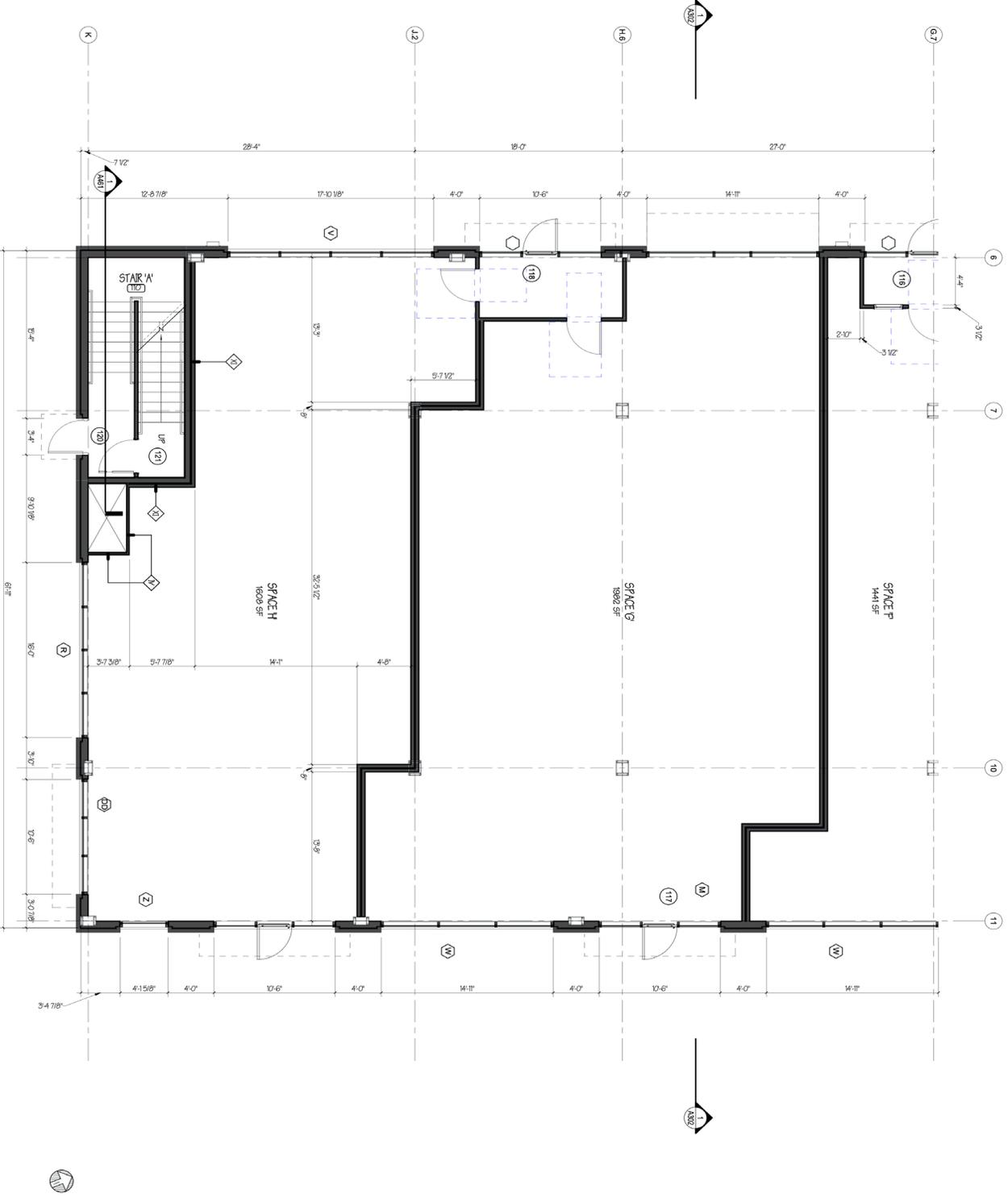






**1 FIRST FLOOR**  
 1/8" = 1'-0"

**1** FIRST FLOOR - FIT-UP 'G' AND 'H'  
 1/4" = 1'-0"



**A102D**  
 PROJECT #: 1218  
 SHEET NUMBER



**SPACES 'G' AND 'H'**  
 SCALE: 1/4" = 1'-0"  
**4 PEARL STREET**  
 ESSEX JUNCTION, VT

REVISIONS		
No.	Description	Date
E	REVISED PER COORDINATION	4/23/2015

